



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

September 15, 2021

**Planning Board Members:**

Neil Connelly, Chairman  
Rebecca Anderson  
Anthony Gorski  
Joseph Keefe  
Stanley Jay Keysa III  
Lawrence Korzeniewski  
Kristin McCracken

**Town Board Members:**

Ronald Ruffino, Sr., Supervisor  
Adam Dickman  
Robert Leary  
David Mazur  
Mike Wozniak

**Engineering Consultant:**

Ed Schiller, Wm. Schutt & Associates

**Town Attorney:**

Kevin E. Loftus

**Town Highway Superintendent:**

Daniel J. Amatura

**Building & Zoning Inspector:**

Matthew Fischione

**Gentlemen/Ladies:**

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held September 15, 2021. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly  
Planning Board Chairman

NRC:cm  
Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 15<sup>th</sup> day of September 2021 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman  
Rebecca Anderson, Member  
Joseph Keefe, Member  
Stanley Jay Keysa III, Member  
Lawrence Korzeniewski, Member  
Kristin McCracken, Member

EXCUSED: Anthony Gorski, Member  
Councilman Dave Mazur

ABSENT: None

ALSO PRESENT: None

Town Board Members: Councilman Mike Wozniak

Other Elected Officials: None

Town Staff: Emily Orlando, Deputy Town Attorney  
Ed Schiller of Wm. Schutt & Assoc.  
Matt Fischione, Code Enforcement Officer  
Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00p.m.

Pledge of Allegiance led by Chair Connelly.

**Roll Call of Planning Board Members**

Chairman Connelly-Present

Rebecca Anderson-Present

Anthony Gorski-Excused

Joseph Keefe-Present

Stanley Jay Keysa III-Present

Lawrence Korzeniewski-Present

Kristin McCracken-Present

Minutes-A motion was made by Kristin McCracken to approve the minutes from the September 1, 2021 Planning Board Meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.

## TOWN OF LANCASTER PLANNING BOARD

### COMMUNICATIONS LIST

SEPTEMBER 15, 2021

- 9.15.01 SEQR response dated 8/27/21 from the NYS DOT with comments regarding Raw Rutes.
- 9.15.02 Letter dated 8/31/21 from Kevin and Lisa Hyman of 479 Schwartz Rd., voicing their concerns and opposition about the proposed subdivision split on Schwartz Rd. near Broadway.
- 9.15.03 Letter dated 8/30/21 from Dan Amatura indicating no comment regarding the Lancaster Parkway Commercial Development.
- 9.15.04 Letter dated 8/30/21 from James and Karen Mohn, 471 Schwartz Rd., voicing their opposition of the Schwartz Rd. subdivision split, particularly as not being consistent with the Town's Comprehensive Plan.
- 9.15.05 Letter dated 8/30/21 from Jeff and Karen Schwartz, 483 Schwartz Rd. voicing concerns about the Schwartz Rd. subdivision split, and asking the Planning Board to consider several items.
- 9.15.06 Letter dated 9/02/21 from Neil Connelly, Planning Board Chair, to Jason and Lauren Czerniak, outlining items to be completed or complied with, before an approval of the project at 9 Division St.
- 9.15.07 Letter dated 9/02/21 from Kevin Lemaster 720 Schwartz Rd., with comments in opposition to the AC Power solar project.
- 9.15.08 Letter dated 9/13/21 from Matt Fischione, Code Enforcement Officer, with comments regarding the National Grid Emergency Response Site Plan.
- 9.15.09 Letter dated 9/13 from Matt Fischione, Code Enforcement Officer, with comments regarding the Cross Creek Subdivision, Phase 9.
- 9.15.10 ZBA minutes from the 9/09/21 meeting.
- 9.15.11 Email dated 9/14/21 from Alex Cromwell of Raw Rutes, asking for a site plan review after the SEQR on 9/15/21. Neil Connelly, Planning Board Chair responded that there would be such a review as requested.
- 9.15.12 Letter from Ed Schiller, Town Engineer, with comments regarding the Cross

Creek Subdivision, Phase 9.

- 9.15.13 Letter from Ed Schiller, Town Engineer, with comments regarding O'connell Electric.
- 9.15.14 Letter from Supervisor Ruffino and Matt Fischione, CEO regarding Cannibus law.

**Planning Board Minutes**  
**SEQR Review**  
**September 15, 2021**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 15<sup>th</sup> day of September 2021 at 7:05p.m. and there were

PRESENT: REBECCA ANDERSON, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER  
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
KRISTIN MCCRACKEN, PLANNING BOARD MEMBER  
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

EXCUSED: ANTHONY GORSKI, PLANNING BOARD MEMBER  
DAVID MAZUR, TOWN COUNCILMAN

ALSO PRESENT: MIKE WOZNIAK, TOWN COUNCILMAN  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

PURPOSE OF MEETING:

IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
**Raw Rutes, LLC**  
**4266 Walden Avenue (S.B.L. #94.00-3-23)**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Kevin Loftus, Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 1.27 acres.

The location of the premises being reviewed is S.B.L. #94.00-3-23, 4266 Walden Avenue, Lancaster, New York 14086, Erie County.

This project described as 2 phase development of a 5,000 sq ft pole barn on the east side of the property and a 8,500 sq ft pole barn on the west side of the property with .96 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER KEEFE, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER MCCRACKEN**

**TO WIT:**

**REASONS SUPPORTING RECOMMENDATION**

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **No impact.**
2. Will the proposed action result in a change in the use or intensity of use of land? **No impact**
3. Will the proposed action impair the character or quality of the existing community? **No/Small impact**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**

6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**
7. Will the proposed action impact existing:
  - a. Public/private water supplies? **No impact**
  - b. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **No impact.**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	EXCUSED
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
KRISTIN MCCRACKEN, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to recommend was thereupon adopted.

September 15, 2021

**SITE PLAN REVIEW**

Scott Rybarczyk of Wendel and Alex Cornwell, owner gave a brief summation of the project which will include warehousing, manufacturing and office space in a 5,000sq ft pole barn. As the company continues to grow a second building will be constructed to accommodate the growth. Currently there are 4 employees.



**DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Kristin McCracken to recommend approval of the project to the Town Board. Motion seconded by Stanley Keysa.

Roll call as follows:

Chairman Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Excused

Joseph Keefe-Yes

Stanley Jay Keysa III-Yes

Lawrence Korzeniewski-Yes

Kristin McCracken-Yes

**Motion carried.**

**Planning Board Minutes**  
**SEQR Review**  
**September 15, 2021**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 15<sup>th</sup> day of September 2021 at 7:08p.m. and there were

**PRESENT:** REBECCA ANDERSON, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER  
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
ANTHONY GORSKI, PLANNING BOARD MEMBER  
KRISTIN MCCRACKEN, PLANNING BOARD MEMBER  
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

**EXCUSED:** ANTHONY GORSKI, PLANNING BOARD MEMBER  
DAVID MAZUR, COUNCILMEMBER

**ALSO PRESENT:** MIKE WOZNIAK, COUNCILMEMBER  
EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

**PURPOSE OF MEETING:**

IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
AC POWER 14, LLC  
GUNNVILLE ROAD, S.B.L. #83.00-5-6.1

The Planning Board reviewed the Full Environmental Assessment Form on the subdivision of tax parcel 83.00-5-6.1 into two tax parcels matter with an item for item review and discussion of the project impact and magnitude as outlined on the Full Environmental Assessment Form entitled "Part 2 Identification of Potential Project Impacts" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted action**, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d,

and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Kevin Loftus, Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 34.3 acres.

The location of the premises being reviewed is Gunnville Road, S.B.L. #83.00-5-6.1, Lancaster, New York 14086, Erie County.

This project described as a minor subdivision of one lot into two lots on <0.1 acres physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER ANDERSON, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER KEYSA,**

**TO WIT:**

**REASONS SUPPORTING RECOMMENDATION**

- 1. Impact on land – No impact.**
- 2. Impact on Geological Features – No impact**
- 3. Impacts on Surface Water – No impact.**
- 4. Impact on Groundwater – No impact**
- 5. Impact on Flooding – No impact**
- 6. Impact on Air – No impact**
- 7. Impact on Plants and Animals – No impact**
- 8. Impact on Agricultural Resources – No impact**
- 9. Impact on Aesthetic Resources – No impact**
- 10. Impact on Historic and Archeological Resources – No impact**
- 11. Impact on Open Space and Recreation – No impact**
- 12. Impact on Critical Environmental Areas – N/A**
  - The Town of Lancaster has not established a Critical Environmental Area (CEA).**

- 13. Impact on Transportation – No impact**
- 14. Impact on Energy – No impact**
- 15. Impact on Noise, Odor and Light – No impact**
- 16. Impact on Human Health – No impact**
- 17. Consistency with Community Plans – No impact.**
- 18. Consistency with Community Character – No impact**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	EXCUSED
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED YES
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER	ABSTAINED
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
KRISTIN MCCRACKEN, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

**The Motion to recommend was thereupon adopted.**

September 15, 2021

Ari Goldberg of Barclay Damon clarified that this action is for an imaginary line to create 2 lots from one that meet town requirements. Revised Site Plan approval has been received from the Town Board. The DEC issued a Type 1 Negative Declaration. A Long Form EAF was submitted because the subdivision approval was applied for with the Site Plan. Chair Connelly clarified that this action by the Planning Board has nothing to do with the Lancaster Industrial Development Agency.

**DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Kristin McCracken to recommend approval of the project to the Town Board. Motion seconded by Joseph Keefe.

Roll call as follows:

Chairman Connelly – Yes	Stanley Jay Keysa III – Abstain
Rebecca Anderson – Yes	Lawrence Korzeniewski – Yes
Anthony Gorski – Excused	Kristin McCracken – Yes
Joseph Keefe – Yes	

**Motion carried.**

# **Planning Board Minutes**

## **SEQR Review**

**September 15, 2021**

The Planning Board held its meeting at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York on the 15<sup>th</sup> day of September 2021 at 7:19p.m. and there were

**PRESENT:** REBECCA ANDERSON, PLANNING BOARD MEMBER  
JOSEPH KEEFE, PLANNING BOARD MEMBER  
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER  
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER  
KRISTIN MCCRACKEN, PLANNING BOARD MEMBER  
NEIL CONNELLY, PLANNING BOARD CHAIRMAN

**EXCUSED:** ANTHONY GORSKI, PLANNING BOARD MEMBER  
DAVID MAZUR, TOWN COUNCILMAN

**ALSO PRESENT:** MIKE WOZNIAK, TOWN COUNCILMAN  
MATTHEW FISCHIONE, CODE ENFORCEMENT OFFICER  
EDWARD SCHILLER, ENGINEER, WM. SCHUTT & ASSOC.  
EMILY ORLANDO, DEPUTY TOWN ATTORNEY  
CYNTHIA MACIEJEWSKI, RECORDING SECRETARY

### **PURPOSE OF MEETING:**

**IN THE MATTER OF THE STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) OF THE  
2 Lot Split (Milliman)  
S.B.L. #117.00-1-43.114**

**East side of Schwartz Rd. and south of Broadway, Northwest corner**

The Planning Board reviewed the Short Environmental Assessment Form with an item for item review and discussion of the project impact and magnitude as outlined on the Short Environmental Assessment Form entitled "Part 2 Impact Assessment" which was provided to each member.

**PLEASE TAKE NOTICE**, that the Planning Board of the Town of Lancaster, acting as an advisory committee to provide input to the Town Board, the designated lead agency under the State Environmental Quality Review Act (SEQRA), has reviewed the following described proposed action, which is an **unlisted** action, and that committee recommends that there are no significant adverse environmental impacts relative to the criteria found in 6 NYCRR §617.d, and further recommends that the lead agency issue a **Negative Declaration** for the purposes of Article 8 of the Environmental Conservation Law in accordance with §617.12.

**NAME AND ADDRESS OF LEAD AGENCY**

Lancaster Town Board  
21 Central Avenue  
Lancaster, New York 14086  
Kevin Loftus, Town Attorney  
716-684-3342

**NATURE, EXTENT AND LOCATION OF ACTION:**

The proposed development is of a parcel involving approximately 24 acres.

The location of the premises being reviewed is S.B.L. #117.00-1-43.114, Lancaster, New York 14086, Erie County.

This project described as a 2 lot split with <1 acre physically disturbed area.

**THE FOLLOWING MOTION TO OFFER A NEGATIVE DECLARATION WAS OFFERED BY MEMBER KORZENIEWSKI, WHO MOVED ITS ADOPTION, SECONDED BY MEMBER MCCRACKEN.**

**TO WIT:**

**REASONS SUPPORTING RECOMMENDATION**

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? **Small impact. Taken out of AG District use. Comprehensive Plan says for it to remain an AG use.**
2. Will the proposed action result in a change in the use or intensity of use of land? **Small impact**
3. Will the proposed action impair the character or quality of the existing community? **Small impact. 300' of unusable frontage and this will allow a house to be built behind houses.**
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? **The Town of Lancaster has not established a Critical Environmental Area (CEA).**
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? **No impact**
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? **No impact**

7. Will the proposed action impact existing:
  - c. Public/private water supplies? **No impact**
  - d. Public/private wastewater treatment utilities? **No impact**
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? **No impact**
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? **No impact.**
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? **Very small impact.**
11. Will the proposed action create a hazard to environmental resources or human health? **No impact**

and,

**BE IT FURTHER**

**RESOLVED**, that the Planning Board recommendation be sent to the Town Board, for its review and consideration as the lead agency for the Action.

The question of the adoption of the foregoing Recommendation was duly put to a vote which resulted as follows:

REBECCA ANDERSON, PLANNING BOARD MEMBER	VOTED YES
ANTHONY GORSKI, PLANNING BOARD MEMBER	EXCUSED
JOSEPH KEEFE, PLANNING BOARD MEMBER	VOTED NO
STANLEY JAY KEYSA III, PLANNING BOARD MEMBER	VOTED YES
LAWRENCE KORZENIEWSKI, PLANNING BOARD MEMBER	VOTED YES
KRISTIN MCCRACKEN, PLANNING BOARD MEMBER	VOTED YES
NEIL CONNELLY, PLANNING BOARD CHAIRMAN	VOTED YES

The Motion to recommend was thereupon adopted.

September 15, 2021

**Minor Subdivision Review**

Luke Tasker, realtor and Lillian Milliman, executor of the estate, discussed the need to divide the 55 acre lot into a lot for a single family dwelling fronting on Schwartz Road and a commercial lot fronting on Broadway. The lot created feels an awful lot like a flag lot which is not allowed by code. The single family dwelling will not touch the wetlands or flood plain. The action in front of the Planning Board today is the splitting of the land only. Further splits would need additional action. There is currently a 5 year contract for farming on the lot fronting on Broadway.

**DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Rebecca Anderson to recommend approval of the subdivision to the Town Board. Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

- |                        |                           |
|------------------------|---------------------------|
| Chairman Connelly-Yes  | Stanley Jay Keysa III-Yes |
| Rebecca Anderson-Yes   | Lawrence Korzeniewski-Yes |
| Anthony Gorski-Excused | Kristin McCracken-Yes     |
| Joseph Keefe- No       |                           |

**Motion carried.**

**REZONE PETITION – 4781 TRANSIT ROAD, S.B.L. #126.01-1-8.2. THREE STORY MULTI USE BUILDING WITH SEPARATE BANK STRUCTURE.**

Ari Goldberg of Barclay Damon, LLP and George Peppes, owner presented the rezone request to redevelop the property to allow for 8,000sq ft of retail, 14 apartment units and a stand alone bank with drive thru. The retail/apartment building will be 3 stories and approximately 45’ high. This rezone is in compliance with the Comprehensive Plan. The current zoning is MFMU. The adjacent owner, Mr Grassia of the Tops plaza is concerned about the rezone and the applicants are aware of the concerns. There is no set design at this time for the buildings. There is one curb cut on the property and traffic islands will need to assist with the flow of the vehicles.

Motion made by Chair Connelly to set a Public Hearing for November 3, 2021 at 7:05p.m.

Seconded by Rebecca Anderson.

Roll call as follows:

- |                        |                           |
|------------------------|---------------------------|
| Chairman Connelly-Yes  | Stanley Jay Keysa III-Yes |
| Rebecca Anderson-Yes   | Lawrence Korzeniewski-Yes |
| Anthony Gorski-Excused | Kristin McCracken-Yes     |
| Joseph Keefe- Yes      |                           |

**Motion carried.**

**DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to table the rezone to a future meeting. Motion seconded by Rebecca Anderson.

Roll call as follows:

- |                        |                           |
|------------------------|---------------------------|
| Chairman Connelly-Yes  | Stanley Jay Keysa III-Yes |
| Rebecca Anderson-Yes   | Lawrence Korzeniewski-Yes |
| Anthony Gorski-Excused | Kristin McCracken-Yes     |
| Joseph Keefe-Yes       |                           |

**Motion carried.**



**SKETCH PLAN REVIEW – PROJECT #5055, CROSS CREEK SUBDIVISION, PHASE 9, S.B.L. #94.15-1-23.6. 6- LOT SINGLE FAMILY SUBDIVISION ON A 2.20 ACRE LOT AT 538 PAVEMENT ROAD. THE SITE IS PROPERLY ZONED MFMU AND ALL RELATED SITE IMPROVEMENTS AS DESCRIBED IN THE PROJECT PLANS.**

Ken Zollitsch of GPI presented the major subdivision that conforms to codes and is more attractive to the neighbors. The application for Pleasant View Garden Apts. has been withdrawn. The six lots will have sidewalks and the issue of no sidewalks due to the gas line will be addressed. The responsibility to install sidewalks should be to the developer as shown on the map cover. This lot was never able to be sold as commercial lot and the general feeling of adding 6 homes is happier than with the apartments.

**DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval of the sketch plan to the Town Board. Motion seconded by Joseph Quinn.

Roll call as follows:

Chairman Connelly-Yes	Stanley Jay Keysa III-Yes
Rebecca Anderson-Yes	Lawrence Korzeniewski-Yes
Anthony Gorski-Excused	Kristin McCracken-Yes
Joseph Keefe-Yes	

**Motion carried.**

**AMENDED SITE PLAN REVIEW – PROJECT #6039, O’CONNELL ELECTRIC COMPANY, INC, S.B.L. #94.00-3-32.112, LOCATED AT 20 LANCASTER PARKWAY. SITE PLAN AMENDMENT TO EXPAND THE PARKING LOT AND FENCING ORIGINALLY INCLUDED IN THE PLAN BUT NOT COMPLETED.**

The applicant was not in attendance and had submitted a long form SEQR. A short form is needed for SEQR coordination to begin.

**SITE PLAN REVIEW – PROJECT #2131, NATIONAL GRID EMERGENCY RESPONSE FACILITY, S.B.L. #105.00-2-27, LOCATED AT 295 CEMETERY ROAD. 55,000 SQ FT SINGLE STORY PRE-ENGINEERED METAL BUILDING WITH ASPHALT PAVEMENT, STONE OUTSIDE FOR STORAGE AREA, SITE LIGHTING & LANDSCAPING ON VACANT PROPERTY. DEVELOPMENT INCLUDES PRIVATE FIRE-SERVICE, SURFACE PARKING LOT, AND DRAINAGE IMPROVEMENTS.**

Andy Marino of Tredo Engineers and Tom Barrett & Chris Streng of Kulback’s presented the project to provide a hub for emergency power outages. The land is zoned SGA and has a general industrial use. Of the 37.75 acres, 16 acres will be disturbed. There will be 14 employees at the facility and less than 40 vehicles.

Engineering - No wetlands are to be disturbed and the large pines on the property will be preserved to the best of their ability. 33 new trees will be planted and the applicant was asked

to provide the number of trees that are being removed. The Army Corp of Engineers has assisted with the locating of the project. The two detention basins will be located outside of the 100 year flood plain. Ed Schiller, Town Engineer discussed the storm water summary and the need to recalculate the pre and post development numbers.

Fire safety - The driveway will include a fire access loop and the building will be sprinklered.

Lighting – The lighting will be minimal during normal business hours. Lighting will be included in the stoned, fences area.

Subdivision – The subdivision of the parcel is not necessary in this project if the lot line is only being adjusted.

Fueling station – No fueling station will be on site or maintenance on the vehicles conducted. There will be an electric vehicle changing station only.

Security – This facility will have a high level of security and is higher than any other National Grid facility.

## **DETERMINATION**

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to table the project to a November Planning Board meeting. Motion seconded by Kristin McCracken.

Roll call as follows:

Chairman Connelly-Yes

Stanley Jay Keysa III-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

Anthony Gorski-Excused

Kristin McCracken-Yes

Joseph Keefe-Yes

**Motion carried.**

**PRELIMINARY PLAT PLAN REVIEW – PROJECT #2131, S.B.L. #105.00-2-27 LOCATED AT 293 CEMETERY ROAD. SUBDIVISION OF VACANT LAND OFF THE WEST END OF AN EXISTING 114.5 ACRE PROPERTY WHICH EXTENDS FROM CEMETERY ROAD TO PAVEMENT ROAD. THE CURRENT SITE INCLUDES ADDRESS: 300 AND 324 PAVEMENT ROAD, 293 CEMETERY ROAD AND “VACANT LOT NICHTER ROAD IN THE TOWN OF LANCASTER.**

This action is not necessary if only shifting a lot line.

### **Other items discussed:**

The Cannabis Law will need to be discussed by the Planning Board and recommendations made to adjust the Zoning Code in preparation of the opt in. The State does not have a model code available at this time. The local level regulates the use including items such as distance requirements for distribution and consumption.

SEQR review has a direct impact on the need for public transportation. There is a need for workers on Walden Avenue and some are walking along Walden Avenue to get to their

Access management – The rezone petition of 4781 Transit Road bring up the need to follow the guidance of access management. The driveway is controlled by the State DOT and they can recommend the removal of entrances.

The Milliman/Schwartz Rd. Subdivision of 8 building lots was not administered for the existing homes to be built. Under Chapter 50 zoning code this would have been a major subdivision. No map cover was ever filed.

Motion made by Lawrence Korzeniewski at 8:33p.m. and seconded by Rebecca Anderson to adjourn the meeting. **Motion carried.**



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

## MEMO

**TO:** Honorable Town Board  
Town of Lancaster

**FROM:** The Town of Lancaster Planning Board

**DATE:** September 15, 2021

**RE:** Raw Rutes, LLC

**PROJECT #:** 6125

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**LOCATION:** 4266 Walden Avenue

**TYPE:** Site Plan Review

**RECOMMENDATION:** APPROVE  
Roll call vote:  
Chair Connelly-Yes                      Stanley Jay Keysa III-Yes  
Rebecca Anderson-Yes                Lawrence Korzeniewski-Yes  
Anthony Gorski-Excused               Kristin McCracken-Yes  
Joseph Keefe-Yes

**CONDITION:** N/A

**CONCERNS:** N/A



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

## MEMO

TO: Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: September 15, 2021

RE: AC Power 14, LLC

PROJECT #: 2127

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LOCATION: 0 Gunville Road, S.B.L. #83.00-5-6.1

TYPE: Amended Site Plan Review

RECOMMENDATION: APPROVE

Roll call vote:

Chair Connelly-Yes	Stanley Jay Keysa III-Abstained
Rebecca Anderson-Yes	Lawrence Korzeniewski-Yes
Anthony Gorski-Excused	Kristin McCracken-Yes
Joseph Keefe-Yes	

CONDITION: N/A

CONCERNS: N/A



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

## MEMO

TO: Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: September 15, 2021

RE: 2 Lot Split (Milliman)

PROJECT #: 2113

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LOCATION: S.B.L. #117.00-1-43.114  
East side of Schwartz Rd. and south of Broadway  
Northeast corner

TYPE: Minor Subdivision

RECOMMENDATION: APPROVE  
Roll call vote:  
Chair Connelly-Yes                      Stanley Jay Keysa III-Yes  
Rebecca Anderson-Yes                Lawrence Korzeniewski-Yes  
Anthony Gorski-Excused               Kristin McCracken-Yes  
Joseph Keefe-No

CONDITION: N/A

CONCERNS: N/A



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

## MEMO

TO: Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: September 15, 2021

RE: Cross Creek Subdivision, Phase 9

PROJECT #: 5055

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LOCATION: 538 Pavement Road  
S.B.L. #94.15-1-23.6

TYPE: Sketch Plan

RECOMMENDATION: APPROVE  
Roll call vote:  
Chair Connelly-Yes                      Stanley Jay Keysa III-Yes  
Rebecca Anderson-Yes                Lawrence Korzeniewski-Yes  
Anthony Gorski-Excused                Kristin McCracken-Yes  
Joseph Keefe-Yes

CONDITION: N/A

CONCERNS: N/A

